

Historical Land Use Investigation

4120 W. Villard Avenue
Milwaukee, Wisconsin

File: 192-34

Prepared by:



Department of City Development

April 10, 2014

A handwritten signature in blue ink, appearing to read "Mathew Reimer".

Mathew Reimer
Senior Environmental Project Coordinator

A handwritten signature in blue ink, appearing to read "David P. Misky".

David P. Misky
Assistant Executive Director – Secretary

A. Purpose

This Historical Land Use Investigation (HLUI) of 4120 W. Villard Avenue, Milwaukee, Wisconsin, will identify potential environmental conditions associated with the project site. For brevity and convenience, this property will be referred to as the "project site" unless noted otherwise.

B. Brief Description

The project site is located in the City of Milwaukee on a block bound by N. Hopkins Street to the north, W. Villard Avenue to the south, N. Hopkins Street to the east, and N. 42nd Street to the west. The eastern portion of the project site is developed with a vacant one-story building, which does not include a basement. The western portion of the project site is paved. The building was most recently occupied by a beauty salon. The interior of the building includes a front entry area, office type spaces, and a rear storage area that contains miscellaneous junk. The general area including the project site is shown on **Figure 1**, and project site dimensions are presented on **Figure 2**. Aerial photographs of the site are shown on **Figure 3**.

The following table presents relevant information regarding the project site:

Address	Tax Key #	Bldg. Size	Lot Size	Zoning*	Owner
4120 W. Villard Avenue	192-9984-000	2,304 ft ²	5,446 ft ²	LB1	City of Milwaukee

*LB1= Local Business District

C. Historical References

1. The Wright's City Directories (1935-1990) and the Polk's City Directories (2000-2010), reviewed in approximately five year increments indicate the following information for the project site:

Address	Date(s)	Occupancy
4120 W. Villard Avenue	1935-1950	Not listed
	1955-1960	Investment Corp; Realty offices
	1965-1970	Mil Electronics Corp. elec. equipment manufactures
	1975-1985	Orne Construction Co. coml. bldg. contr.
	1990	Ned's Pizza (office)
	2000	Not Listed
	2005-2010	Demari's Beauty Salon

2. Select Department of Neighborhood Services (DNS) records indicate the following information regarding the project site:

Address	Date	Record
4120 W. Villard Avenue	1951	Application for permit – Construct office and warehouse
	1952	Application for permit – Occupy first floor as a Realty office
	1957	Application for permit – Occupy rear of building by Badger WI Heating for use as a sheet metal shop – heating contractor. Former occupancy – millwork shop
	1959	Application for permit – Occupy rear as Fredco Industries – machine shop, no chipping or grinding. Equipment: small machines (portable) lathes, etc.
	1960	Application for permit – Occupy as Realty office
	1961	Application for permit – Occupy as retail candy store
	1998	Plumbing repair permit – Occupancy noted as manufacturing
	2001	Application for permit – Occupy as beauty salon. Former occupancy - offices

Address	Date	Record
	2001	Electrical permit, occupancies noted as beauty salon, warehouse
	2010	Zoning Certificate – occupancy, storage, indoor, entire first floor
	2011-2013	Violations related to registering the vacant building with DNS

D. Sanborn Maps

Sanborn Fire Insurance Maps indicate the following information regarding the project site:

- a. A 1930 Sanborn Fire Insurance Map shows the project site is undeveloped. Surrounding parcels are generally undeveloped, except for a few residential and commercial structures, with an industrial development farther north. **(Figure 4)**
- b. A 1930 *(with updates through 1951)* Sanborn Fire Insurance Map shows the project site remains undeveloped. A parcel west of the project site is developed with a store. **(Figure 5)**
- c. A 1930 *(with updates through 1961)* Sanborn Fire Insurance Map shows the project site is developed with a one-story building on the eastern portion of the project site. The western adjoining property is developed with a one-story building that is labeled as “paints”. A transformer factory is now located north of the project site. An electronics factory, a bowling alley and a store are now located north and east of the project site. **(Figure 6)**

E. Environmental Records

1. The Wisconsin Department of Natural Resources (WDNR), Bureau of Remediation and Redevelopment Tracking System (BRRTS) does not include listings for the project site.
2. The Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) does not include tank listings for the project site.
3. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the project site is not located in a floodplain.
4. According to the Southeastern Wisconsin Regional Planning Commission’s (SEWRPC) Wisconsin Wetlands Inventory, wetlands are not identified within the project site. In addition, according to SEWRPC, the project site is not located within an environmental corridor.

F. Project Site Inspection

A site inspection was conducted on April 3, 2014. The eastern portion of the project site is developed with a vacant one-story building, which does not include a basement. The western portion of the project site is paved. The building was most recently occupied by a beauty salon. The interior of the building includes a front entry area, office type spaces, and a rear storage area that contains miscellaneous junk.

G. Findings and Conclusion

This Historic Land Use Investigation revealed the following environmental concern:

- The project site was occupied by a sheet metal shop and a machine shop in the 1950s, and was occupied by manufacturing businesses in the 1960s (electrical equipment) and 1990s.

MMR/DPM
City of Milwaukee
4/10/14

FIGURE 1
QUARTER SECTION LAND USE MAP
4120 W. Villard Avenue, Milwaukee, WI

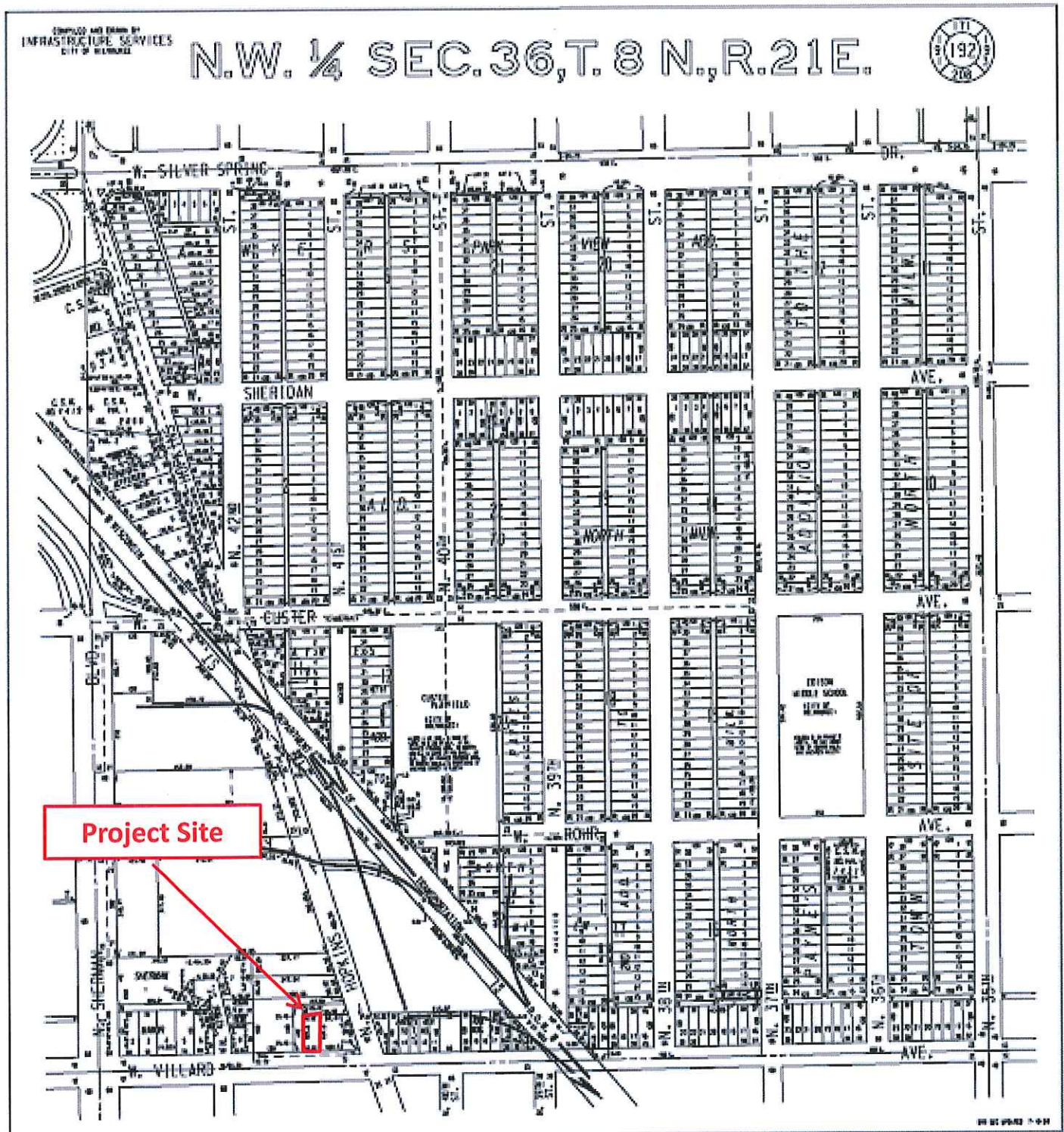


FIGURE 2

PLAT MAP

4120 W. Villard Avenue, Milwaukee, WI

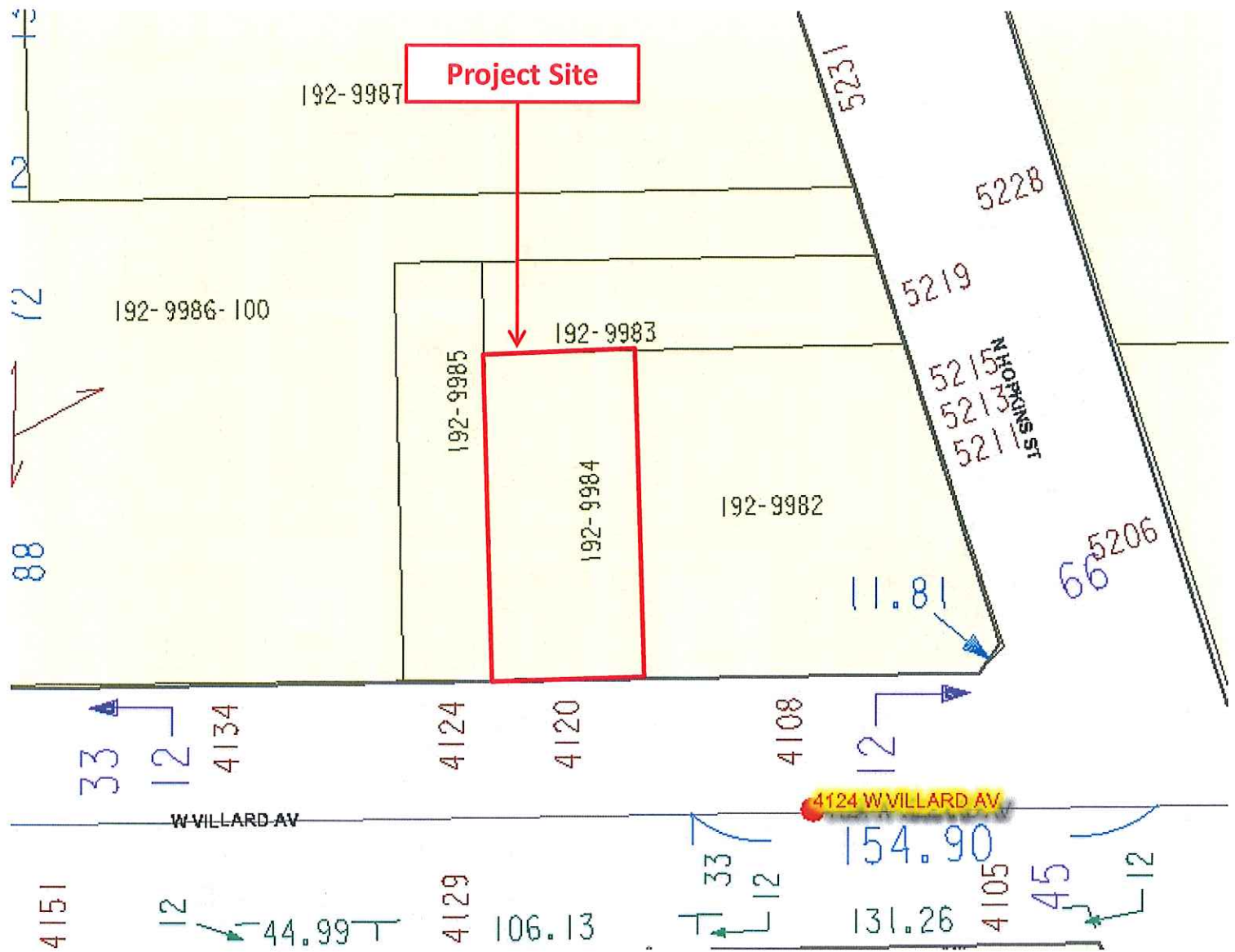
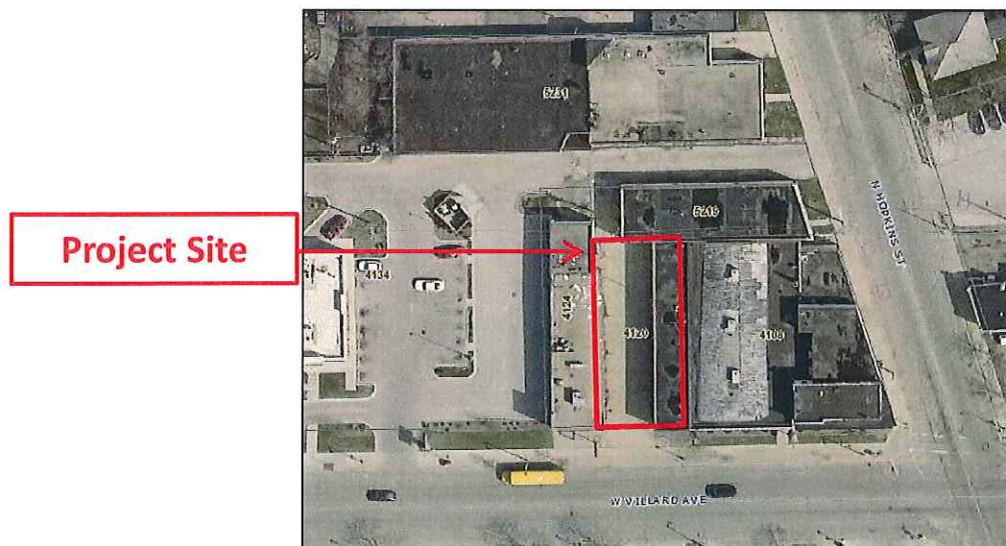


FIGURE 3
2010 AERIAL PHOTOGRAPH – Milwaukee County GIS
4120 W. Villard Avenue, Milwaukee, WI



Aerial – Wide View



Aerial – Close View

FIGURE 4
1930 SANBORN FIRE INSURANCE MAP
4120 W. Villard Avenue, Milwaukee, WI

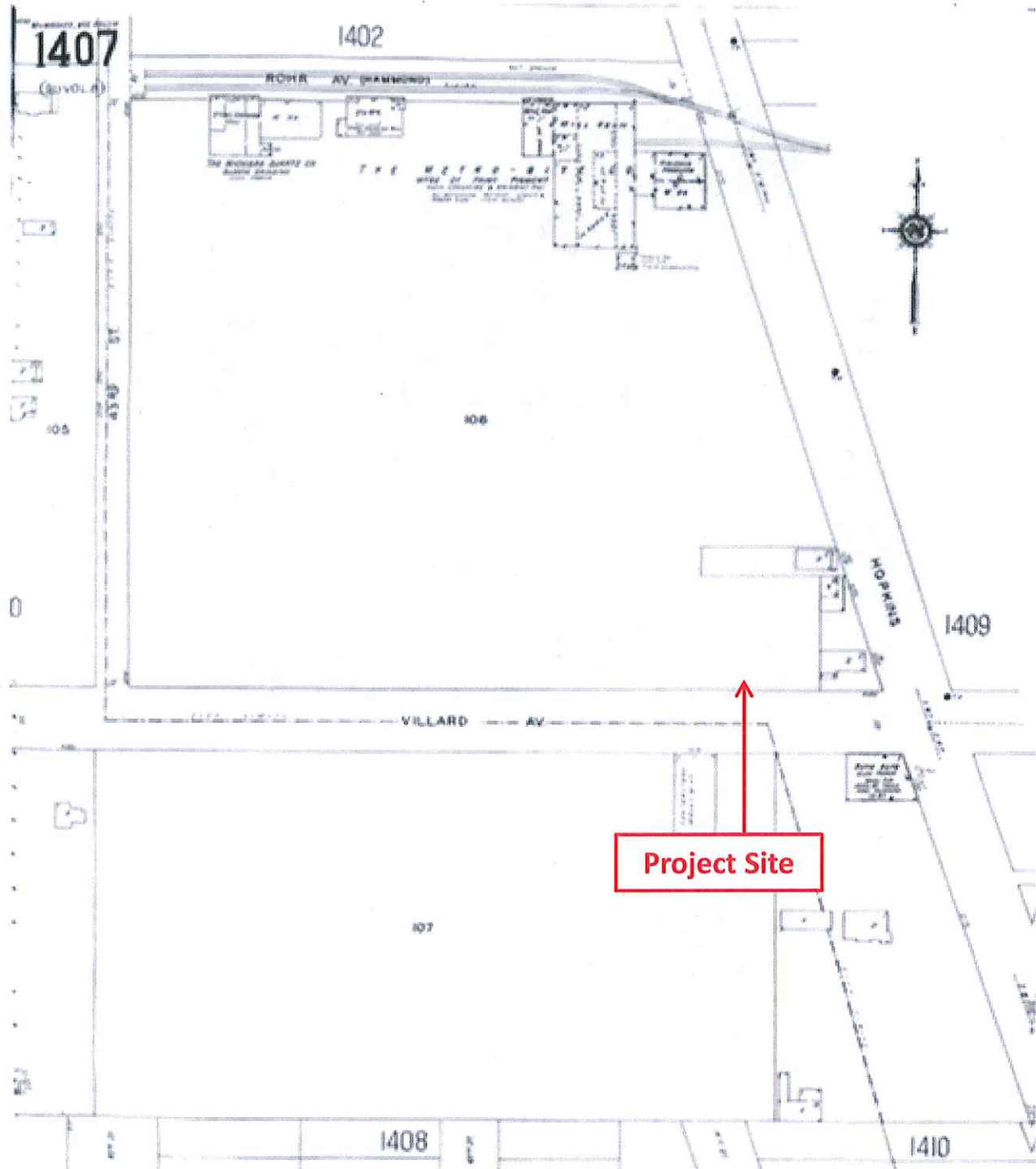


FIGURE 5
1930 SANBORN FIRE INSURANCE MAP
(WITH UPDATES THROUGH 1951)
4120 W. Villard Avenue, Milwaukee, WI

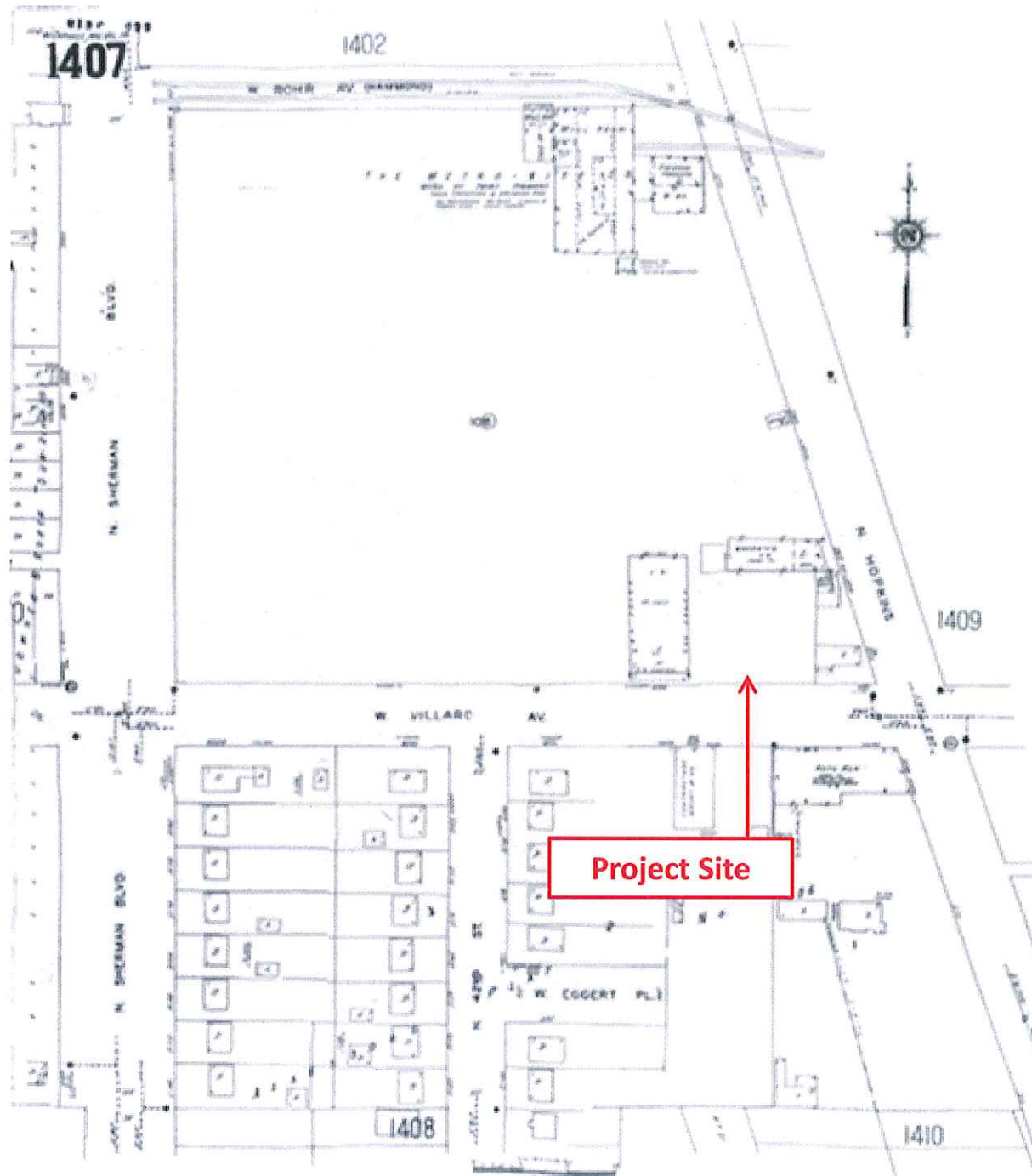
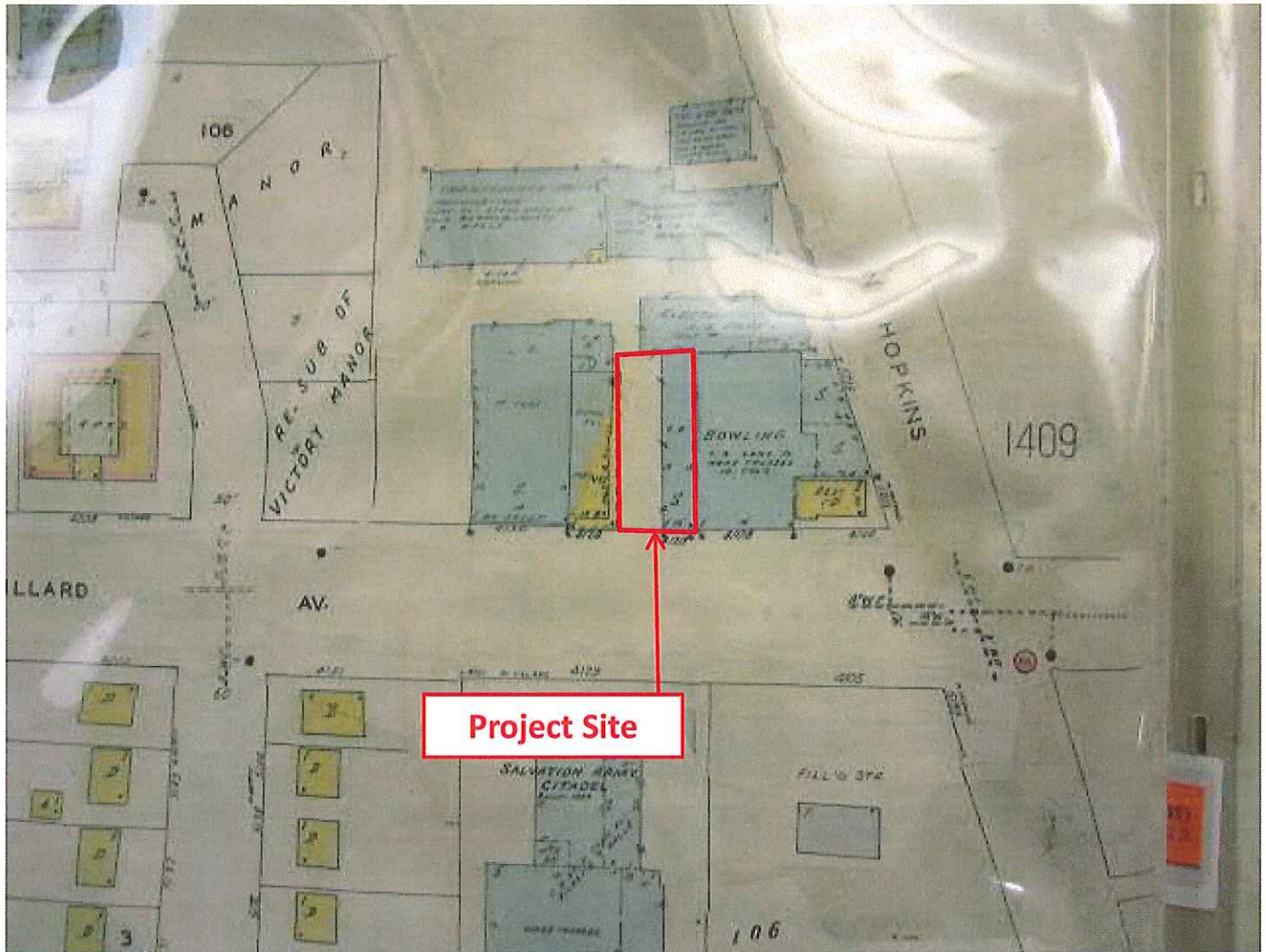


FIGURE 6
1930 SANBORN FIRE INSURANCE MAP
(WITH UPDATES THROUGH 1961)
4120 W. Villard Avenue, Milwaukee, WI



ATTACHMENT A
SITE PHOTOGRAPHS
4120 W. Villard Avenue, Milwaukee, WI



View of project site, looking north from W. Villard Avenue.



View of the project site, looking south from the alley.



View of the front entrance area inside the building.



View of rear storage area of the building.